

WARRICK COUNTY COUNCIL RESOLUTION NO. 2001-2

**A RESOLUTION CONFIRMING THE DECLARATION OF AN  
ECONOMIC REVITALIZATION AREA FOR  
PROPERTY TAX ABATEMENT**

WHEREAS, Euronique, Inc., has made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq. and Warrick County Council Resolution No. 2001-2 (the "Tax Abatement Resolution") for the property located at the Town of Elberfeld, Warrick County, Indiana and described as:

Parcel 2A of an exempt division Seven Hills Road  
Town of Elberfeld File #1 Card 503

an Economic Revitalization Area; and

WHEREAS, heretofore on the 7<sup>th</sup> day of December, 2000 under provision or Resolution No. 2000-11, The Warrick County Council found the above-described property to meet the requirements of an Economic Revitalization Area pursuant to IC 6-1.1-12.1 et seq and declared said property to be an Economic Revitalization Area; and.

WHEREAS, notice of the adoption and substance of the above-mentioned Resolution has been published in accordance with IC 5-3-.1 and the Warrick County Council has conducted a public hearing as of the date hereof to determine whether the qualifications for an Economic Revitalization Area have been met,

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:

Section 1. The property which is located at Elberfeld , Warrick County, Indiana and more particularly described above.

Section 2. Resolution No. 2000-11 , which was adopted by the Warrick County Council on the 7<sup>th</sup> day of December, 2000, is hereby confirmed.

Section 3. This Resolution shall be in full force and effect from and after its passage and execution by the Warrick County Council.

Passed this 5<sup>th</sup> day of January, 2001.

WARRICK COUNTY COUNCIL

Tim Mosbey  
Tim Mosbey

Robert Addington

Raymond Bracher

Raymond Bracher

David P. Hachmeister

David Hachmeister

Ray McIntyre

Ray McIntyre

Gary Meyer

Greg Richmond

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ATTEST:

Richard I. Kixmiller

Richard Kixmiller  
Warrick County Auditor

# WARRICK COUNTY, INDIANA

1. **Address of Property:**
2. **Township in Which Property is Located:** Greer
3. **Legal Description of Property:** Parcel 2A of an exempt division  
Seven Hills Road, Town of Elberfeld, File #1-Card 503

4. **Current Zoning:** M-1

5. **Tax Code (s) for Property:**

6. **Current Use of Property**

A. **How is property currently being used?** Vacant - Agricultural

B. **What structures are currently on the property?** None

C. **What is the condition of the structures?** N/A

### **Part III - Statutory Requirements**

The law which allows property tax abatement (I.C. 6-1.1-12.1) requires the county council to designate the project site as an Economic Revitalization Area which must be found to have "become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of the property." An Economic Revitalization Area may also include any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

**What evidence can be provided that the project property meets the above statutory requirements?**

The site has been undeveloped for many years and even though the property is zoned industrial, industrial development has not occurred.



#### **Part IV - Employment Impact**

- 1. How many new employees do you plan to hire upon completion of this project?**

Full Time 3

Part Time \_\_\_\_\_

- 2. How many new employees do you plan to hire over a five (5) year period as a result of this project (include the new employees listed in #1 above in this number.)?**

Full Time 10 - 15

Part Time \_\_\_\_\_

- 3. How many employees will be retained as a result of this project? (Include only employees whose jobs will be effected by this project.)**

Full Time 8

Part Time \_\_\_\_\_

- 4. Describe the type of work in which new employees will be engaged:**

Manufacture of laminate cabinets

#### **Part V - Furtherance of Development Objectives**

**Please identify how the proposed project meets one or more of the following development objectives:**

- 1. Use of vacant or under-utilized land and/or buildings:** The land will be used more productively and provide more employment opportunities.
- 2. Rehabilitation or replacement of obsolete, deteriorated, vacant or under-utilized buildings:**
- 3. Retention/expansion of employment opportunities:** New manufacturing plant will create new jobs and diversify the County's economic base.
- 4. Improvement of the community's physical appearance:** Construction of new building with site amenities, which will enhance the overall area.

- 5. Preservation of historically or architecturally significant property:**  
N/A

**Part VI - Description of Proposed Project**

- 1. Give a brief overview of the scope of the proposed project (use only the space provided below):**

The site will be improved with the construction of a 14,500 sq. ft. steel frame manufacturing facility containing approximately 1,000 sq. ft. of office space at a projected cost of \$350,000. Additionally, new equipment in the form of an "X & Y" computerized horizontal panel saw will be purchases at a cost of \$50,000.

Will the proposed project require any additional municipal services or facilities?

Yes \_\_\_\_\_ No  X   
If yes, please explain.

**3. For projects seeking abatement for REAL ESTATE IMPROVEMENTS:**

- a. What physical changes will be made to develop or rehabilitate the property? N/A
- b. How will the project property be used? As a site for a 14,500 sq. ft. manufacturing facility
- c. What is the anticipated cost of the rehabilitation or new construction of this project? N/A

**2. For projects seeking abatement for NEW MANUFACTURING EQUIPMENT:**

- a. Please attach an itemized list of the proposed equipment acquisitions and the cost of each item. Designate this attachment as Exhibit A.
- b. Total Cost of Equipment Itemized on Exhibit A  
\$50,000
- c. Describe the productive use of the proposed equipment acquisitions. (Please be as specific as possible.)
- d. Has this equipment ever been installed and in use elsewhere in the State of Indiana? Yes \_\_\_\_\_ No  X

c. Date new manufacturing equipment is to be acquired: Fourth quarter of 2001

f. Will the proposed equipment have an impact on the environment? (i.e. waste or discharge generated by the productive use)

Yes \_\_\_\_\_ No X

If yes, explain in detail on a separate sheet identified as Exhibit B.

I hereby affirm and certify that the information and representations of fact made in this application are true and complete.

Scott Hasenow

President

Signature of Authorized Representative

Title

Date November 27, 2000

For this application to be complete, it must be accompanied by a signed "Statement of Benefits" (State form 27167 SB-1).



**STATEMENT OF BENEFITS**

State Form 27187 (R4 / 10-93)

Form 58 - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM  
58 - 1****INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a **STATEMENT OF BENEFITS**, (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form GF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1: TAXPAYER INFORMATION	
Name of taxpayer Euronique Inc.	
Address of taxpayer (street and number, city, state and ZIP code) PO Box 128 Elberfeld, IN 47613	
Name of contact person Scott Hasenour, President	Telephone number (812) 983-3317

SECTION 2: LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body Warrick County Council		Resolution number
Location of property St. Johns Rd 1/2 mi. South of Elberfeld	County Warrick	Taxing district Greer Twp.
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) Parcel 2A, 4.988 acres, a part of an exempt division Seven Hills Road, Elberfeld, Indiana		Estimated starting date 03/01/01
		Estimated completion date 06/01/01

SECTION 3: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 8	Salaries \$175,000 appr.	Number retained 8	Salaries \$175,000	Number additional 10 - 15	Salaries \$200-300,000

SECTION 4: ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery		
	Cost	Assessed Value	Cost	Assessed Value	
	Current values				
	Plus estimated values of proposed project	\$350,000	\$115,000	\$50,000	\$15,000
	Less values of any property being replaced				
	Net estimated values upon completion of project	\$350,000	\$115,000	\$50,000	\$15,000

SECTION 5: OTHER BENEFITS PROMISED BY THE TAXPAYER	

SECTION 6: TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Scott R. Hasenour	Title President	Date signed (month, day, year) November 27 2000

## EXHIBIT "A"

1. XY&2 horizontal panel saw used to break down plywood and other materials for building cabinets.  
COST: \$50,000
2. Case clamp used to clamp cabinets.  
COST: \$8,000
3. Drawer clamp used to clamp drawers together.  
COST: \$5,000
4. Dowel insertion machine used to insert dowels into cabinet parts.  
COST: \$5,000

Total cost of machinery: \$50,000

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